



More info?

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Key figures

LAND PLOT
155.558 sqm

GLA
45.900 sqm

Phase 1	WAREHOUSE	MEZZANINE	OFFICES	TRAILERPARKING
	38.423 sqm	3.960 sqm	3.000 sqm	60 units

This project is a development by Intervest and located in the logistics/industrial parc **Hauts Sarts in Herstal (Liège)**. The zone features an **excellent location**, providing seamless connectivity to both **Germany** and **France**, making it a strategic center for cross-border operations and European logistics. The direct connection to the E25 gives unique transport possibilities to major logistic axes, such as E313 (Antwerp), E40 (Brussels) and the E42 (Charleroi).

The Liège airport and **DP World terminal** are both at 10 minutes driving distance, which gives this location **multimodal possibilities**.

The first phase will have a total usable surface of 38.423 sqm newly build warehouses with adjacent offices. A total of 4 units will be constructed with surfaces between 8.000 and 11.000 sqm. The project will comply with latest technologies in sustainability and will be BREEAM certified.



Availability

UNIT A

WAREHOUSE 10.813 sqm	OFFICES 868 sqm	MEZZANINE 956 sqm
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UNIT C

WAREHOUSE 8.609 sqm	OFFICES 850 sqm	MEZZANINE 734 sqm
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UNIT B

WAREHOUSE 8.609 sqm	OFFICES 850 sqm	MEZZANINE 734 sqm
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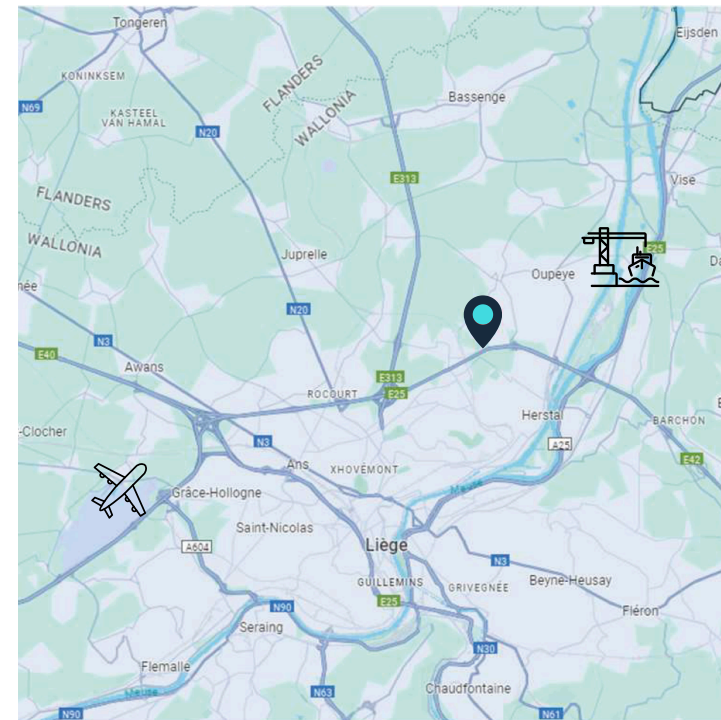
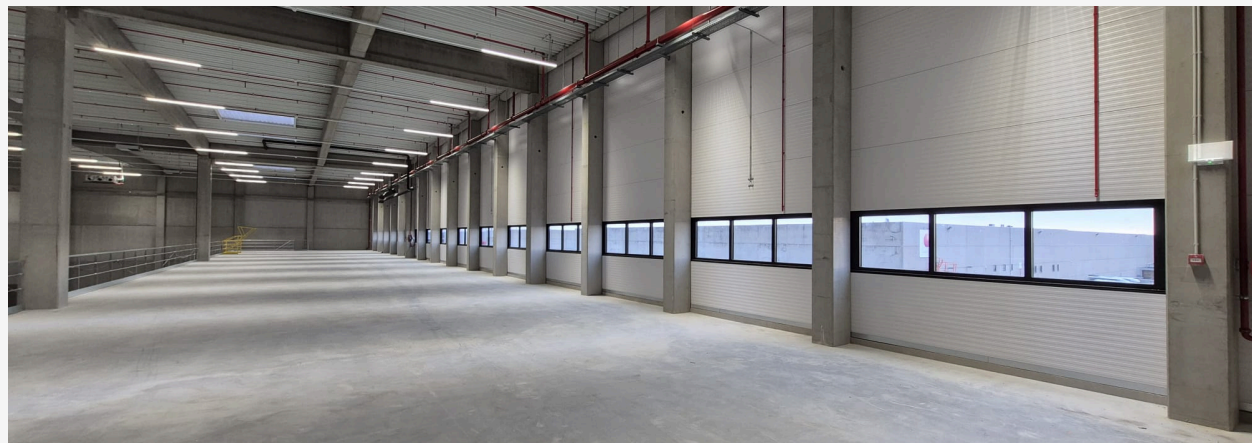
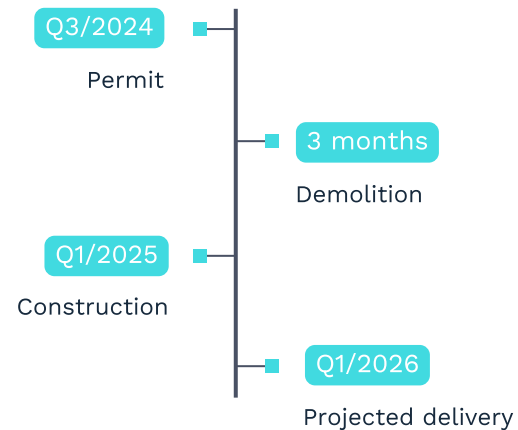
UNIT D

WAREHOUSE 10.813 sqm	OFFICES 868 sqm	MEZZANINE 956 sqm
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Pricing | on demand

Projected timing





Extra specifications

Warehouse

- Grid : 12m x 24m
- Aisle width : 3,3m
- Clear height : 13,7m
- Floor load capacity : 5T/sqm
- Point load : 100 kN (150mm x 150mm)
- Floor flatness classification : class 1
- Docks : 8 - 12 pc/unit
- Ground level doors: 1 pc/unit
- Mezzanine : 1 grid of 12m with a maximum load of 1T/sqm
- Concrete panels combined with sandwich panels
- Breeam Outstanding
- Green roof above the mezzanine
- Direct daylight in the warehouse

Sprinkler

- The entire warehouse (EFSR sprinkler)
- Suitable for the storage of standard goods on pallets

Fire protection

- Fire alarm system with central
- Evacuation alarm

Electrical installation

- Transformers, medium voltage room and low voltage installation per unit
- Power : transformer of 630 kVA per unit (available power Unit A + D = 400 kVA & Unit B + C = 350 kVA)
- Industrial LED light line system (Dali)
- An average of 250 lux at 1 meter in the storage areas en 300 lux in the loading area
- Technical fiber optic network around the site



HVAC

- Gas-free heating system
- Splitunits with destratifiers in the warehouse
- Guaranteed temperature of 10°C at an outside temperature of -8°C
- VRF-3 pipe system in the offices (landscape configuration)

Offices

- Changing rooms, showers and sanitary facilities
- The office is designed in a landscape configuration
- Tiled floor on the ground floor and carpet on the upper floors
- Kitchenette
- Suspended ceiling system
- Charging points at the office
- Guaranteed temperature of 20°C at an outside temperature of -8°C